

Rosebrook Court | Southampton

Extra care retirement scheme



The Tooley & Foster Partnership



33 one and two bedroom self-contained flats.
Available for rent or shared-equity purchase to the over 60s.



Rosebrook Court

Beech Avenue, Bitterne Park, Southampton SO18 4HS

Rosebrook Court is a new extra care retirement housing scheme in Bitterne Park, Southampton. We are very proud of our extra care schemes. Their features and facilities enable residents to receive the support they need to live as independently as possible. Extra care housing also helps couples who thought they might no longer be able to live together due to one having a care need and the other able to live independently.



The scheme consists of 33 fully self-contained flats; 10 are for shared-equity purchase, of which six have two bedrooms and four have one bedroom. The remaining flats will be available for rent.

The flats are comfortable and well thought out. All the flats are fitted with easy-grip lever taps, and plug sockets and switches are sited at a suitable height. Bathrooms feature level access showers (with folding seat) and non-slip flooring. Handrails are fitted to assist mobility.

Other features include:

- TV & FM aerial
- Phone points
- Double-glazing – with Juliette balcony in the living area to the first, second and third floors.
- Modern kitchen - with built-in oven, hob & extractor hood

There has been huge amount of detail and consideration put into the design of Rosebrook Court. The communal areas and restaurant are beautifully and comfortably presented. There is a bridged brook leading to the entrance of the scheme, and to the rear, a stylishly designed, secure courtyard garden that both residents and their visitors can enjoy.

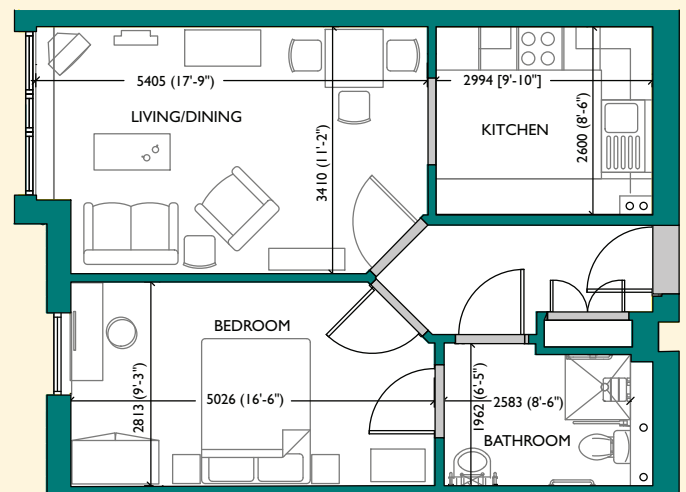
Facilities

- 24-hour professional care team on-site
- Emergency alarm system
- Scheme and flats wheelchair accessible
- Door entry security phone
- Stylishly decorated restaurant
- Comfortable residents' lounge
- Guest suite available for visitors
- Assisted bathing facilities

- Two lifts
- Secure, beautifully landscaped courtyard garden
- Off-road parking
- Level access shower in all flats
- Electric wheelchair charge room
- Laundry facilities
- Hairdressing room

Shared equity

Shared-equity means you buy a 75% share of the property, while we retain ownership of the remainder. This means you remain a homeowner, while potentially releasing some of your existing equity to treat yourself or your family. There is no rent to pay on the 25% share owned by Saxon Weald.



Typical one bedroom flat 52 sq m

Architects: The Tooley & Foster Partnership



Extra care

People interested in living at Rosebrook Court will be assessed by Saxon Weald staff to ensure they are suitable for extra care and that their needs can be met by the scheme. Where necessary, people's care requirements are assessed by Social Services, who will allocate an individual care package. Saxon Weald work closely with Social Services to ensure appropriate care and support is in place. Residents can purchase care privately if they prefer.

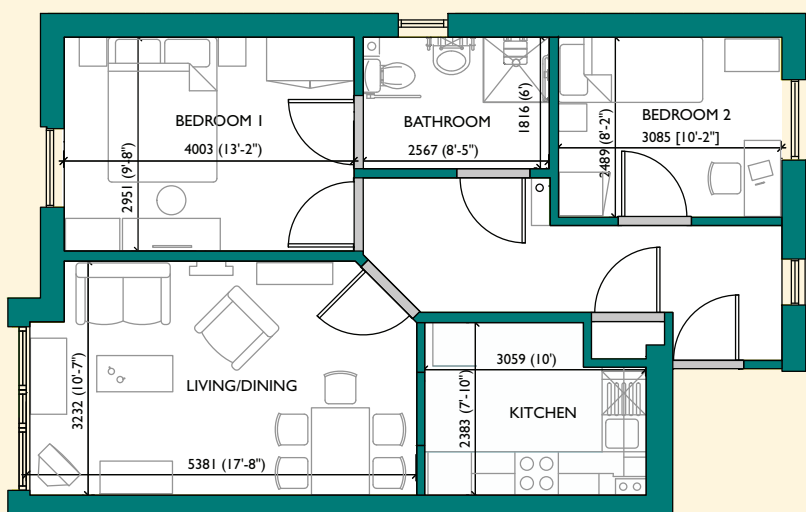
Bitterne Park and amenities

Bitterne Park is situated close to the River Itchen in Southampton. Bitterne has a strong community atmosphere with many amenities close to hand, including community centres, health centre, churches, social clubs, a leisure centre and library. Southampton General is the city's main hospital and the Bitterne area is easily accessible by rail and benefits from an excellent local bus service.

Costs

The guideline price for a one bedroom flat is £145,000 and £175,000 for a two bedroom. This means you will pay £108,750 and £131,250 which represents a 75% share, subject to final valuation.

In addition to meeting all current Building Regulations, these properties are designed to meet national standards for space, security and energy efficiency set by the Housing Corporation. The Housing Corporation is the Government's regulatory body for housing associations.



Typical two bedroom flat 65 sq m



Your questions answered

Are there any other costs in addition to buying the property?

Yes, you will need to pay service and support charges which will be in the region of £225.00 per month. You may be able to get benefits to cover some of these costs – our Tenancy Support Adviser can help you find out more. The cost of heating your flat and your water supply will be included in your service charge, but you will be responsible for your own electricity and phone bills.

What are the service and support charges?

Service charges cover the cost of maintaining shared areas while support costs cover the 24-hour support service provided. We only charge the actual costs incurred and do not make a profit.

How old must I be to qualify for one of these flats?

You must be a minimum of 60 years of age. If you are buying as a couple, then one person must be at least 60.

How often will the Scheme Manager visit?

It is your decision as to how often you would like a visit by the Scheme Manager. Some people like to be visited more frequently than others which is why we like to let you decide.

When will flats be ready?

Flats should be ready for moving in from December 2008.

Who are Saxon Weald?

Saxon Weald is a housing association providing over 5,000 homes in the West Sussex and Hampshire areas. We provide affordable housing for individuals and families, as well as offering purpose-built properties for older people.

Interested?

Please ring Ingrid or Liz on (01403) 226035 or email: sales@saxonweald.com



This leaflet is available on audio tape, in Braille or translated into other languages on request.

Bengali	এই ভাষা হল 60 বছরের বেশি বয়সীদের জন্য আমাদের রোসব্রুক কোর্ট (Rosebrook Court) অভিব্রিক-সেবা স্কিমের বিষয়ে।
Gujarati	આ માહિતી 60 વર્ષથી વધુ ઉંમરની વ્યક્તિઓ માટેની અમારી રોસબ્રુક કોર્ટ (Rosebrook Court) એક્સ્ટ્રા ડર સ્કીમ વિશે છે.
Polish	To jest informacja dotycząca naszego domu spokojnej starości Rosebrook Court dla osób po 60-tym roku życia.
Portuguese	Esta informação diz respeito ao nosso programa de cuidados suplementares para as pessoas com mais de 60 anos, o Rosebrook Court.
Punjabi	ایہہ معلومات 60 ورہیاں توں ودھ عمر دے لوکاں لئی ساڈی روز بروک کورٹ (Rosebrook Court) اضافی دیکھ بھال اسکیم دے بارے اے۔
Urdu	یہ معلومات 60 برس سے زائد عمر کے افراد کے لئے ہماری روز بروک کورٹ (Rosebrook Court) اضافی دیکھ بھال اسکیم کے متعلق ہے۔

Please note: These details have been prepared in good faith and are believed to be correct. Plans, elevations, layouts, specifications and measurements are given as an indication only and may be subject to change. Photographs shown are examples only. The information and details provided are prepared for interest and guidance of purchasers but do not form part of any contract or constitute an offer.

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